

63-148

RK 7832PG075

**NO TRANSFER
TAX PAID**

**WARRANTY DEED
004381**

KNOW ALL MEN BY THESE PRESENTS, that **MADELINE F. HERSEY**, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **MARILYN F. NELSON**, of Fairfield, County of Somerset and State of Maine the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Marilyn F. Nelson, her heirs and assigns forever, a certain lot or parcel of land with the buildings thereon located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

Being Lot #66 at Libby Heights in said Waterville as shown by a plan thereof dated October 2, 1919, made by J.H. Burleigh, C.E. Said lot fronts northerly on Greenwood Street seventy (70) feet, is rectangular in shape and has a depth of one hundred fifteen and one-half (115.5) feet.

MEANING AND INTENDING to convey a portion of the same premises as conveyed by Arlene L. Hersey to Charles W. Hersey, Jr. and Madeline F. Hersey by Warranty Deed as joint tenants dated April 8, 1981, and recorded in Kennebec County Registry of Deeds Book 2371, Page 234.

Joint tenant Charles W. Hersey, Jr. died January 8, 2004.

Excepting and reserving however, for the benefit of the Grantor herein, the right to use and occupy the said real estate during the remaining years of her lifetime, this being the reservation of life estate. During such period of life use, the said Grantor will pay the real estate taxes as assessed against the premises, the cost of fire or homeowners insurance coverage and the expense of utilities and heating the dwelling house. The Grantor shall be responsible for the cost of repairs and ordinary maintenance.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Marilyn F. Nelson, her heirs and assigns, to them and their use and behoof forever.

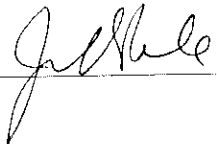
AND I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Marilyn F. Nelson, her heirs and assigns forever, against the lawful claims and demands of all persons.

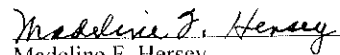
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IN WITNESS WHEREOF, I, the said Madeline F. Hersey have hereunto set my hand and seal this 12th day of February, 2004.

Signed, Scaled and Delivered
in presence of




Madeline F. Hersey

STATE OF MAINE
KENNEBEC, ss.

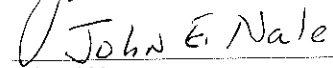
February 12, 2004

Personally appeared the above named **Madeline F. Hersey** and acknowledged the foregoing instrument to be her free act and deed.

Before me,



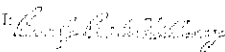
Notary Public/Attorney at Law



Printed Name

RECEIVED KENNEBEC SS

2004 FEB 18 AM 10:30

ATTEST: 
NOTARY PUBLIC